

Memorandum

To: CHAIR AND MEMBERS
Airspace Advisory Committee

Date: September 14, 2001

File: EXCESS LAND
Airspace Advisory Committee

From: DEPARTMENT OF TRANSPORTATION
DIVISION OF RIGHT OF WAY
MAIL STATION 37

Subject: Direct Sale to the City of Clovis Redevelopment Agency

RECOMMENDATION:

It is requested that the Airspace Advisory Committee (AAC) consider and recommend for approval by the California Transportation Commission (CTC) a proposed direct sale to the City of Clovis Community and Economic Development Agency. Caltrans considers it to be in the best interest of the State to convey this excess property to the City of Clovis Community and Economic Development Agency, as the State will receive fair market value from this transaction. The City of Clovis Community and Economic Development Agency proposes to convey properties to a developer that meets their redevelopment master plan and development criteria.

BACKGROUND:

The subject property contains approximately 10.67 acres (see map attached). The property is very irregular in shape. It is comprised of remnants of several acquisition parcels. Lot 1 is rectangular in shape but Lot 2 is curved along the off ramp at the rear of the lot. Lots 5, 6 and 7 also curve along the off ramp at the rear and are very irregular in shape. There is no direct public street access to Lots 5, 6 and 7; they depend on Lot 2 for their access to Clovis Avenue. The connection between Lot 2 and Lots 5, 6 and 7 is about 60 feet wide at the narrowest point. There is no street access at the southerly end of Lots 5, 6 and 7.

The City of Clovis Community and Economic Development Agency, per its Master Plan which was revised on April 14, 1999, has as their ultimate goal a commercial development which includes the entire Southwest corner of Clovis and Herndon. Caltrans' parcel is key in revitalizing that area of town.

California Transportation Commission Resolution G98-22, section 1.5 authorizes a direct sale to public agencies without calling for competitive bids. Section 2.2 states the Department of Transportation is hereby authorized to sell to public agencies at their request, without calling for competitive bids, at a price representing the fair market value thereof.

The Caltrans excess property is a valuable holding and has been appraised by a qualified staff appraiser. The appraisal has been approved by HQ Right of Way. The highest and best use of the parcel is mixed commercial use. It has been valued at \$2,325,000.

ANALYSIS:

The highest return to Caltrans can be realized from this property by a conveyance to the City of Clovis Community and Economic Development Agency. The proposed transaction is a win-win proposition for both parties. Caltrans will receive full market value for several excess parcels, while the City of Clovis Community and Economic Development Agency will be acquiring a key parcel for commercial development based on their redevelopment master plan. It is therefore requested that the AAC recommend approval of this transaction to the CTC.

Phil Acosta

Attachments

(Appraisal of CT excess, appropriate maps, aerial photos)